

14

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
DATE: December 12, 1968
SUBJECT: BOARD OF APPEAL REFERRALS

1225

12/12

Re: Petition No. Z-1305
R. S. R. Realty, Inc.
24-32 Arion Street, Dorchester

Petitioner seeks a Conditional Use Permit and three variances for the parking and storage of automobiles in a Residential (R-.8) district. The proposal would violate the code as follows:

| | | <u>Req'd.</u> | <u>Proposed</u> |
|------------|--|---------------|-----------------|
| Sect. 8-7 | A parking lot is a Conditional Use in an R-.8 district | | |
| Sect. 18-1 | Front yard is insufficient | 25 ft. | 0 |
| Sect. 19-1 | Side yard is insufficient | 10 ft. | 0 |
| Sect. 20-1 | Rear yard is insufficient | 40 ft. | 27 ft. |

The property, located on Arion Street near the intersection of Arion Street and Columbia Road, contains approximately 12,000 sq. feet of vacant land presently utilized for the storage of automobiles in connection with a nearby car dealership. The petitioner, in effect, is seeking to legalize an existing condition for the storage of a maximum of 100 cars. A fee would not be charged for such storage. The staff is of the opinion that the use is inappropriate and its continuance would have a blighting influence on this residential neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1305, brought by R.S.R. Realty, Inc., 24-32 Arion Street, Dorchester for a Conditional Use permit and variances of insufficient front, side and rear yards to use premises for the parking and storage of automobiles in a Residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The petitioner, in effect, is seeking to legalize an existing condition for the storage of a maximum of 100 automobiles. The Authority is of the opinion that the use is inappropriate and its continuance would have a blighting influence on this residential neighborhood.



Re: Petition No. Z-1306
Gladstone S. Morris
47 Elmore Street, Roxbury

Petitioner seeks a variance to change occupancy from three families to four families in a Residential (R-.8) district. The proposal would violate the code as follows:

| | <u>Req'd.</u> | <u>Proposed</u> |
|--|----------------|-----------------|
| Sect. 14-2 Lot area for additional dwelling unit is insufficient | 1500 sq.ft./du | 1141 sq.ft./du |

The property is located on Elmore Street opposite the intersection of Elmore and Mayfair Streets in the Washington Park Urban Renewal Area. The petitioner states that the four family occupancy has existed for many years. The proposal would legalize an existing condition and would not adversely effect this multi-family residential neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1306, brought by Gladstone S. Morris, 47 Elmore Street, Roxbury, for a variance of insufficient lot area for additional dwelling unit to change occupancy from three families to four families in a Residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The proposal would legalize an existing condition and would not adversely effect this multi-family residential neighborhood.



HORATIO
HARRIS
PARK

4058

248 HV-1
119.34

47 ELMORE ST.
Z-1306

4085

WALNUT

HARRISHOF

HENRY
HIGGS

STREET

PARKING AREA

4059

MORIAL
TAL

TOWNSEND

STREET

MAYFAIR

ELMORE

Re: Petition No. Z-1309
James and Irene Lanza
35 Seaview Avenue, East Boston

Petitioner seeks four variances to erect a one family dwelling in a Single Family (S-.5) district. The proposal would violate the code as follows:

| | | <u>Req'd.</u> | <u>Proposed</u> |
|------------|---------------------------------|---------------|-----------------|
| Sect. 14-1 | Lot size is insufficient | 6000 sq.ft. | 5354 sq.ft. |
| Sect. 14-3 | Lot width is insufficient | 60 ft. | 51 ft. |
| Sect. 14-4 | Street frontage is insufficient | 60 ft. | 51 ft. |
| Sect. 20-1 | Rear yard is insufficient | 38 ft. | 23 ft. |

The property, containing 5354 square feet of vacant land, is located on Seaview Avenue opposite the Don Orione Home. The proposed single family dwelling would conform with the existing building alignment and would be consistent with the residential character of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1309, brought by James and Irene Lanza, 35 Seaview Avenue, East Boston, for variances of insufficient lot size, lot width, street frontage and rear yard to erect a one family dwelling in a Single Family (S-.5) district, the Boston Redevelopment Authority recommends approval. The proposed single family dwelling would conform with the existing building alignment and would be consistent with the residential character of the neighborhood.



Re: Petition No. Z-1310
Boston Deliverance Revival Tabernacle, Inc.
88 Geneva Avenue, Dorchester

Petitioner seeks five variances to erect a one story and basement Church, Sunday School, and offices in an Apartment (H-1) district. The proposal would violate the code as follows:

| | | <u>Req'd.</u> | <u>Proposed</u> |
|------------|---|---------------|-----------------|
| Sect. 18-1 | Front yard is insufficient (Geneva Ave.) | 25 ft. | 15 ft. |
| Sect. 18-3 | Traffic visibility across corner is insufficient | | |
| Sect. 18-4 | Front yard is insufficient (Oldfields Road) | 25 ft. | 10 ft. |
| Sect. 23-2 | Off-street parking is insufficient | 160 spaces | 0 |
| Sect. 24-1 | Off-street loading is insufficient | 1 Bay | 0 |

The property, located on Geneva Avenue at the intersection of Geneva Avenue and Wilder Street opposite the Jeremiah E. Burke High School, contains approximately 20,000 square feet of vacant land. The proposed use would be inappropriate at this location. The neighborhood is highly congested and the total lack of off-street parking facilities would present a serious hazard to pedestrian and vehicular traffic. Recommend denial.

VOTED: That in connection with Petition No. Z-1310, brought by Boston Deliverance Revival Tabernacle Inc., 88 Geneva Avenue, Dorchester, for variances of insufficient front yard, corner traffic visibility, off-street parking and off-street loading to erect a one story and basement Church, Sunday school and offices in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposed use would be inappropriate at this location and the total lack of off-street parking facilities would present a serious hazard to pedestrian and vehicular traffic.



Z-1310 5554
88 GENEVA AVE.

Re: Petition No. Z-1311
Katarzyna Wojcik
19 Mt. Vernon St.(rear), Dorchester

Petitioner seeks five variances to change occupancy from garage and storage to a private club and one apartment in an Apartment (H-1) District. The proposal would violate the code as follows:

| | | <u>Req'd</u> | <u>Proposed</u> |
|------------|---|--------------|-----------------|
| Sect. 8-7 | A private club in an H-1 district requires a Board of Appeal hearing. | | |
| Sect. 14-5 | Minimum access width is insufficient | 15 ft. | 5 ft. |
| Sect. 14-5 | Distance between buildings is insufficient | 60 ft. | 7 ft. |
| Sect. 19-1 | Side yard is insufficient | 13 ft. | 4 ft. |
| Sect. 20-1 | Rear yard is insufficient | 30 ft. | 1.6 ft. |
| Sect. 23-2 | Off-street parking is insufficient | 15 spaces | 0 |

The property, located on Mt. Vernon Street near the intersection of Mt. Vernon Street and Dorchester Avenue, contains a two story residence and a $1\frac{1}{2}$ story rear structure formerly utilized as a garage. The petitioner proposes to enlarge and change the occupancy of the rear structure to a private club, which will contain recreational activities, and one apartment. It appears as though this occupancy already exists. The staff is of the opinion that the proposal, with its attendant activities and off-street parking deficiency, would be inappropriate to the residential character of the neighborhood. Recommend Denial.

VOTED: That in connection with Petition No. Z-1311, brought by Katarzyna Wojcik, 19 Mt. Vernon Street, Dorchester, for variances of insufficient minimum access width, distance between buildings, side yard, rear yard and off-street parking to change occupancy from garage and storage to a private club and one apartment in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposal, with its attendant activities, and off-street parking deficiency, would be inappropriate to the residential character of the neighborhood.



DORCHESTER

AVENUE

19 MT. VERNON ST.
Z-1311

Re: Petition No. Z-1312
John & Peter J. Luciani
485 East First Street, South Boston

Petitioner seeks three variances to erect a one-story concrete sheet metal shop in a Light Manufacturing (M-1) district. The proposal would violate the code as follows:

| | <u>Req'd.</u> | <u>Proposed</u> |
|--|---------------|-----------------|
| Sect. 18-1 Front yard is insufficient (East First St.) | 20 ft. | 0 |
| Sect. 18-3 Traffic visibility across corner is insufficient | | |
| Sect. 18-4 Front yard is insufficient (I St.) | 20 ft. | 3 ft. |

The property, located on East First Street at the intersection of East First and I Streets, contains approximately 8690 square feet of vacant land. The staff has no objection to the proposed use in this heavily industrialized area, however, because of the constant flow of commercial truck traffic along East First Street, the staff feels that the petitioner should conform with the corner visibility requirement. Recommend denial.

VOTED: That in connection with Petition No. Z-1312, brought by John and Peter J. Luciani, 485 East First Street, South Boston, for variances of insufficient front yard and corner traffic visibility to erect a one story concrete sheet metal Shop in a Light Manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. The lack of corner traffic visibility would create a hazardous condition in this heavily industrialized area.



STANDS

UNDERPASS

NEW HAVEN

BELGRADE

W
W
O
T
S

PENFIELD

HASLET

2
METCALF

119 BELGRADE AVE.
Z-1314

Z-1314

Re: Petition No. Z-1315
William Connaughton, Jr.
59 Pinckney Street, Boston

Petitioner seeks a Forbidden Use Permit to change occupancy from four families and four lodgers to seven families in an Apartment (H-2-65) district. The proposal would violate the code as follows:

Sect. 8-7 After conversion, the open space would not meet at least one-half of the code requirement and the floor area ratio non-conformity would be greater than prior to conversion.

The property, located on Pinckney Street near the intersection of Pinckney and Anderson Streets, contains a 4½ story brick row structure. The excessive floor area ratio and lack of sufficient open space indicate severe overcrowding of the dwelling. The proposed conversion would intensify the existing traffic and parking problems in the neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1315, brought by William Connaughton, Jr., 59 Pinckney Street, Boston, for a Forbidden Use Permit to change occupancy from four families and four lodgers in an Apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. The proposed conversion would overcrowd the dwelling and would intensify the existing traffic and parking problems in the neighborhood.

Re: Petition Nos. Z-1316-Z-1317
Robert F. Rudolph & Evelyn P. Dargi
66-68 Chandler Street, Boston

Petitioner seeks two Conditional Use Permits to change the occupancy of both structures from two families to three families in an Apartment (H-2) district. The proposal would violate the code as follows:

Sect. 8-7. A dwelling converted for more families meeting one-half the requirements of open space is a Conditional Use in an H-2 district.

The property, located on Chandler Street near the intersection of Chandler and Berkeley Streets, contains two $3\frac{1}{2}$ story brick row structures. The petitioner proposes to convert the properties from two to three families. The open space requirements for the increase in density cannot be met by the petitioner under the existing zoning for the area. The area, however, is scheduled to be rezoned to an H-3 district in accordance with the approved South End Renewal Plan and the proposal would then conform with the open space requirements. The staff is of the opinion, therefore, that the violation is temporary and will be eliminated when the rezoning is implemented. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-1316 and Z-1317, brought by Robert F. Rudolph and Evelyn P. Dargi, 66-68 Chandler Street, Boston, for two Conditional Use Permits to change the occupancy of both structures from two to three families in an Apartment (H-2) district, the Boston Redevelopment Authority recommends approval. The property is scheduled to be rezoned to an H-3 district in accordance with the approved South End Urban Renewal Plan and the proposed conversion would then conform with the open space requirements of the zoning code.



2-1315
388 ARROWWAY

Re: Petitions Nos. Z-1319-Z-1320
S. Edward Tarutz
50 Austin & 3 Chestnut Streets,
Hyde Park

Petitioner seeks two Forbidden Use Permits and multiple variances to legalize the existing two family occupancy at 50 Austin Street and the existing three family occupancy at 3 Chestnut Street and to subdivide the land in a Single Family (S-.5) district. The proposal would violate the code as follows:

| | | <u>Req'd.</u> | <u>Proposed</u> |
|--------------------------|--|----------------|-----------------|
| <u>50 Austin Street</u> | | | |
| Sect. 8-7 | A two family dwelling is Forbidden in an S-.5 district | | |
| Sect. 14-1 | Lot area is insufficient | 6000 sq.ft. | 5173 sq.ft. |
| Sect. 14-2 | Lot area for additional dwelling unit is insufficient | 4000 sq.ft./du | 0 |
| Sect. 14-3 | Lot width is insufficient | 60 ft. | 29 ft. |
| Sect. 14-4 | Street frontage is insufficient | 60 ft. | 43 ft. |
| Sect. 19-1 | Side yard is insufficient | 12 ft. | 6 ft. |
| Sect. 20-1 | Rear yard is insufficient | 50 ft. | 14 ft. |
| <u>3 Chestnut Street</u> | | | |
| Sect. 8-7 | A three family dwelling is Forbidden in an S-.5 district | | |
| Sect. 14-1 | Lot area is insufficient | 6000 sq.ft. | 5218 sq.ft. |
| Sect. 14-2 | Lot area for additional dwelling unit is insufficient | 4000 sq.ft./du | 0 |
| Sect. 14-3 | Lot width is insufficient | 60 ft. | 56 ft. |
| Sect. 14-4 | Street frontage is insufficient | 60 ft. | 56 ft. |
| Sect. 15-1 | Floor Area Ratio is insufficient | .5 | 1.07 |
| Sect. 19-1 | Side yard is insufficient | 12 ft. | 9 ft. |
| Sect. 20-1 | Rear yard is insufficient | 50 ft. | 6.5 ft. |

The property, located at the intersection of Austin and Chestnut Streets, contains two 2½ story frame structures on a parcel of 17,589 square feet. The petitioner seeks to legalize a condition which has existed for many years. He also proposes to subdivide the property into three parcels (presently two parcels) which would create a new lot adjacent to 3 Chestnut Street with approximately 7000 square feet. The proposed subdivision would be inappropriate and would create additional zoning violations at 3 Chestnut Street. The staff is of the opinion that the petition to legalize the occupancies is appropriate and should be granted but the subdivision should be denied. Recommend approval of occupancies and denial of subdivision.

VOTED: That in connection with Petitions Z-1319-Z-1320, brought by S. Edward Tarutz, 50 Austin and 3 Chestnut Streets, Hyde Park, for two Forbidden Use Permits and variances of insufficient lot area, lot area for additional dwelling unit, lot width, street frontage, side yard, rear yard, and excessive Floor area ratio to legalize the existing two family occupancy at 50 Austin Street and the existing three family occupancy at 3 Chestnut Street and subdivide the land in a Single Family (S-.5) district,

Zoning Referrals

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12/5/68

12.

the Boston Redevelopment Authority recommends granting of the petition to legalize the existing occupancies and denial of the subdivision. The request to legalize the existing occupancies is appropriate. The request to subdivide the parcels, however, is inappropriate and would result in additional zoning violations at 3 Chestnut Street.



CHESTNUT

BRAEBURN

PEABODY AVENUE

SUNAPEE RD

PARROT ST.

ST PL

50 AUSTIN ST.
3 CHESTNUT ST.
Z-1319-1320

9530

9513

9514

9531

9532

9515

9516

Re: Petition No. Z-1321
George Fisher
18 Eldora Street, Roxbury

Petitioner seeks a Conditional Use Permit and three variances to change occupancy from a one family dwelling to a fraternity house in an Apartment (H-1) district. The proposal would violate the code as follows:

| | | <u>Req'd.</u> | <u>Proposed</u> |
|------------|---|----------------|-----------------|
| Sect. 8-7 | A Fraternity House is a Conditional Use in an H-1 district. | | |
| Sect. 14-2 | Lot area for additional unit is insufficient | 1000 sq.ft./du | 0 |
| Sect. 18-1 | Front yard is insufficient | 25 ft. | 14 ft. |
| Sect. 23-1 | Off-street parking is not provided | 5 spaces | 0 |

The property, located on Eldora Street at the intersection of Eldora and Sunset Streets in the Parker Hill area, contains a 2½ story one family dwelling. The proposed fraternity is incompatible with the neighborhood and would contribute to the deterioration of its residential character. Recommend denial.

VOTED: That in connection with Petition No. Z-1321, brought by George Fisher, 18 Eldora Street, Roxbury, for a Conditional Use Permit and variances of insufficient lot area for additional unit, front yard and off-street parking to change occupancy from a one family dwelling to a fraternity house in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposed facility would be incompatible with the neighborhood and would contribute to the deterioration of its residential character.





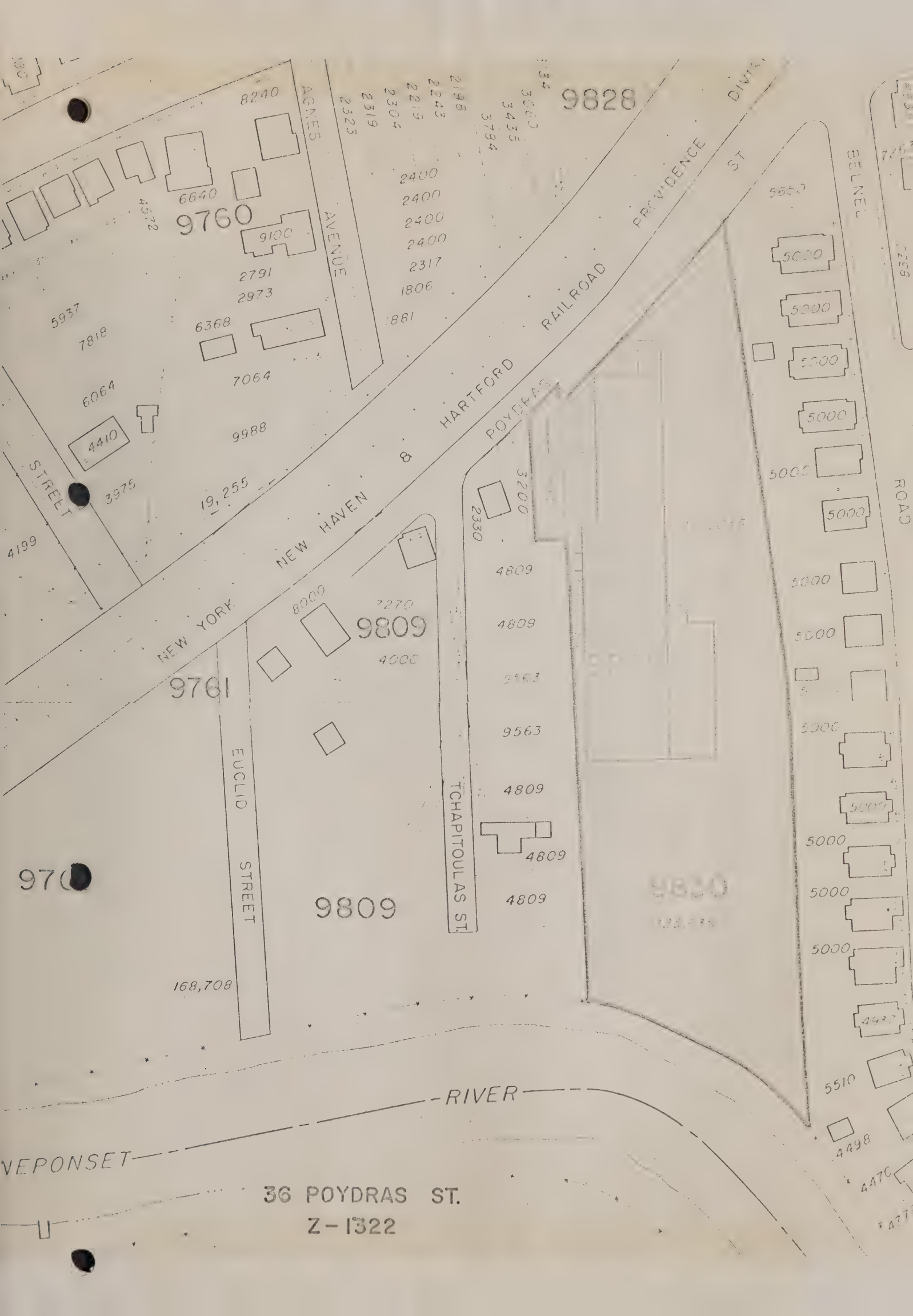
Re: Petition No. Z-1322
Perkit Folding Box Corporation
36 Poydras Street, Hyde Park

Petitioner seeks a variance to erect a one-story addition to an existing commercial structure in a Light Manufacturing (M-1) District. The proposal would violate the code as follows:

| | <u>Req'd</u> | <u>Proposed</u> |
|--|--------------|-----------------|
| Section 18-1. Front yard is insufficient | 20 ft. | 3 ft. |

The property, located on Poydras Street near the intersection of Poydras, Belnel and River Streets, contains a one-story structure utilized for the manufacture and storage of paper boxes. The petitioner would enclose an existing platform at the front of the structure to accommodate a new paper machine. The proposal is reasonable and would not adversely affect the surrounding area.

VOTED: That in connection with Petition No. Z-1322, brought by Perkit Folding Box Corporation, 36 Poydras Street, Hyde Park, for a variance of insufficient front yard to erect a one-story addition to the existing commercial structure in a Light Manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The proposed extension is reasonable and would not adversely affect the surrounding area.



9809

9809

9828

9830

9760

9761

9700

36 POYDRAS ST.
Z-1322

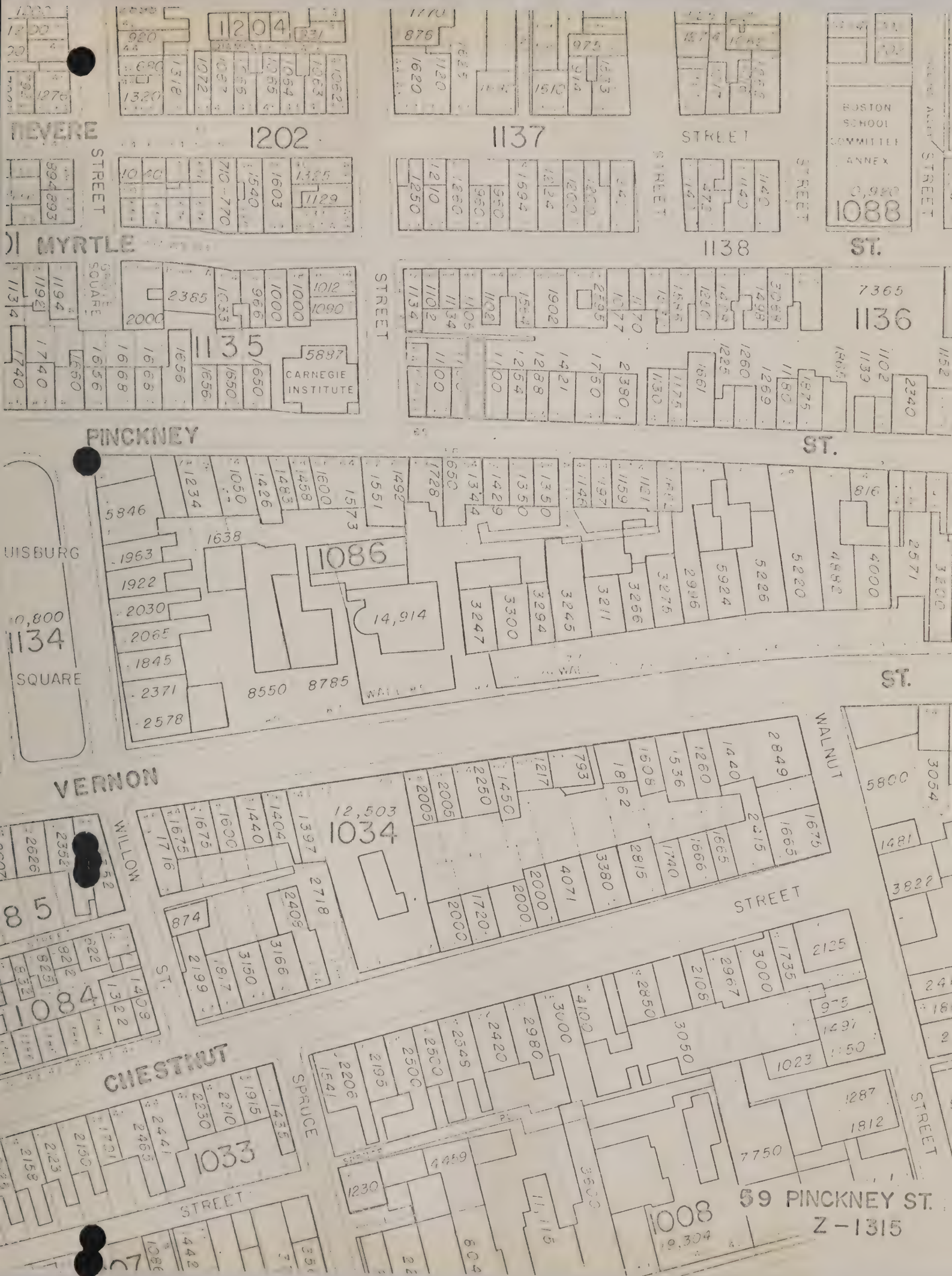
Re: Petition No. Z-1324
Ruth L. Berman
49-55 Berkeley Street, Boston

Petitioner seeks a variance of insufficient off-street parking to change occupancy from production rooms, offices, and a retail store to sandwich shop, production rooms, offices and public hall in a General Business (B-2) district. The proposal would violate the code as follows:

| | <u>Req'd.</u> | <u>Proposed</u> |
|---|---------------|-----------------|
| Sect. 23-2 Off-street parking is not provided | 31 spaces | 0 |

The property, located on Berkeley Street at the intersection of Berkeley and Appleton Streets, contains a four story brick structure. The petition, in effect, would legalize the sandwich shop and public hall occupancies which have existed for some time. Although a majority of people utilizing the hall arrive by public transportation or on foot, adequate parking facilities are available in the immediate neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1324, brought by Ruth L. Berman, 49-55 Berkeley Street, Boston, for a variance of insufficient off-street parking to change occupancy from production rooms, office and a retail store to sandwich shop, production rooms, offices and public hall in a General Business (B-2) district, the Boston Redevelopment Authority recommends approval. The petition would legalize the existing sandwich shop and public hall occupancies. Ample parking spaces are available in the immediate neighborhood.



Re: Petition No. Z-1325
Environmental Arts Inc.
15-27 Lansdowne Street, Boston

Petitioner seeks a variance of insufficient off street parking to change occupancy from a business garage to a public hall and snack bar in a Light Manufacturing (M-2) District. The proposal would violate the code as follows:

| | <u>Req'd</u> | <u>Proposed</u> |
|--|--------------|-----------------|
| Section 23-2. Off street parking is insufficient | 98 spaces | 0 |

The property located on Lansdowne Street, opposite Fenway Park, contains a one-story concrete garage which the petitioner proposes to convert into a dance hall and theatre. The conversion will not contain any seating accommodations for the theatre. The area is commercially oriented and the staff has no objection to the use provided, however, that the petitioner can utilize adjacent parking lots to satisfy the code requirement of 98 off street parking facilities. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1325, brought by Environmental Arts Inc., 15-27 Lansdowne Street, Boston, for a variance of insufficient off street parking to change occupancy from business garage to public hall and snack bar in a Light Manufacturing (M-2) District, the Boston Redevelopment Authority recommends approval provided the petitioner can utilize adjacent parking lots to accommodate the required off street parking facilities. The area is commercially oriented and the proposed use would be appropriate.

Re: Petition No. Z-1326
F. DeRoma Co., Inc.
73 Salman Street, West Roxbury

Petitioner seeks a variance of insufficient street frontage to erect a one-story dwelling in a Single Family (S-.5) District. The proposal would violate the code as follows:

| | <u>Req'd</u> | <u>Proposed</u> |
|---|--------------|-----------------|
| Section 14-4. Street frontage is insufficient | 60 ft. | 40 ft. |

The property, located on Salman Street near the intersection of Salman and Stimson Streets, contains 5755 square feet of vacant land. The petitioner is unable to comply with the code requirement due to the existing size and width of the parcel. The parcel, however, is similar to others in the area. The proposal is appropriate and would not adversely affect the surrounding residence. Recommend approval.

VOTED: That in connection with Petition No. Z-1326, brought by F. DeRoma Co., Inc., 73 Salman Street, West Roxbury, for a variance of insufficient street frontage to erect a one-family dwelling in a Single Family (S-.5) District, the Boston Redevelopment Authority recommends approval. The size and width of the existing lot prohibits the petitioner from complying with the code. The proposal is appropriate and would not adversely affect the surrounding residences.

Re: Petition No. Z-1327
John M. Techiera
125 Beaver Street, Hyde Park

Petitioner seeks a variance of insufficient street frontage to erect a one family dwelling in a Single Family (S-.5) district. The proposal would violate the code as follows:

| | <u>Req'd.</u> | <u>Proposed</u> |
|--|---------------|-----------------|
| Sect. 14-4 Street frontage is insufficient | 60 ft. | 50 ft. |

The property, located on Beaver Street near the intersection of Beaver and Cleveland Streets, contains 5000 square feet of vacant land. The petitioner is prohibited from meeting the code requirement because of the size and width of the lot. The violation is minimal. The proposal is appropriate and would not adversely effect the surrounding residences.

VOTED: That in connection with Petition No. Z-1327, brought by John M. Techiera, 125 Beaver St., Hyde Park, for a variance of insufficient street frontage to erect a one family dwelling in a Single Family (S-.5) district, the Boston Redevelopment Authority recommends approval. The size and width of the lot prohibit the petitioner from meeting the code requirement. The violation is minimal. The proposal is appropriate and would not adversely affect the surrounding residences.

123 BEAVER ST.

Re: Petition No. Z-1333
Walter & Mary Hart
15 Elgin St., W. Roxbury

Petitioner seeks a change in a non conforming use and a variance to change occupancy from a two family dwelling to a three family dwelling in a Single Family (S-.5) District. The proposal would violate the code as follows:

| | <u>Req'd.</u> | <u>Prop.</u> |
|---|---------------|--------------|
| Sect. 9-2 A change in a non-conforming use requires a Board of Appeal hearing | | |
| Sect. 14-2 Lot area for additional dwelling unit is insufficient | 4000 sf/du | 0 |

The property, located on Elgin Street near the intersection of Elgin and Centre Streets, contains a 2½ story frame dwelling. The proposed increase in density is inappropriate and would be inconsistent with this single family neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1333, brought by Walter & Mary Hart, 15 Elgin St., West Roxbury, for a change in a non conforming use and a variance of insufficient lot area for additional dwelling unit to change occupancy from a two family dwelling to a three family dwelling in a Single Family (S-.5) District, the Boston Redevelopment Authority recommends denial. The proposed increase in density is inappropriate and would be inconsistent with this single family neighborhood. Recommend denial.

Re: Petition No. Z-1334
Richard L. Grant
118 Walworth St., Roslindale

Petitioner seeks a conditional use permit to change occupancy from one family dwelling to a two family dwelling in a Residential (R-.5) District. The proposal would violate the code as follows:

Sect. 8-7 Any dwelling converted for more families and meeting one half the lot area requirement is a conditional use in an R-.5 District.

The property, located on Walworth Street near the intersection of Walworth and Alder Streets, contains a 2½ story frame dwelling which the petitioner proposes to rehabilitate. The new occupancy would not adversely affect the abutting properties and would be consistent with the residential character of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1334, brought by Richard L. Grant, 118 Walworth Street, Roslindale, for a conditional use permit to change occupancy from a one family dwelling to a two family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval. The proposal would not adversely affect the abutting properties and would be consistent with the residential character of the neighborhood.



Re: Petition No. Z-1336

John Brennan

1269-1281 Hyde Park Ave., Hyde Park

Petitioner seeks a forbidden use permit to change occupancy from four (4) stores and twelve (12) apartments to four (4) stores and twenty-four (24) apartments in a General Business (B-1) District. The proposal would violate the code as follows:

Sect. 8-7 A dwelling converted for more families not meeting one half of the open space requirements is forbidden in a B-1 District.

The property, located on Hyde Park Avenue near the intersection of Hyde Park Avenue and River Street at Cleary Square, contains a three story brick commercial and residential structure. The petitioner would subdivide the existing large apartments into smaller apartment units. Cleary Square is a heavily congested shopping district with severe parking problems which would be compounded by the increase in residential density. Recommend denial.

VOTED: That in connection with Petition No. Z-1336, brought by John Brennan, 1269-1281 Hyde Park Avenue, Hyde Park, for a forbidden use permit to change occupancy from four (4) stores and twelve (12) apartments to four (4) stores and twenty-four (24) apartments in a General Business (B-1) District, the Boston Redevelopment Authority recommends denial. Cleary Square is a heavily congested shopping district with severe parking problems which would be compounded by the increase in residential density.



GORDON AVE.

AVENUE

CLEARY SQ.

STREET

RIVER

STREET

PINGREE ST.

STREET

HYDE PARK

OAK

MOST PRECIOUS BLOOD SCHOOL

Z-1336

1269-1281 HYDE PARK AVE

JACKSON STREET

PINE

